

PLANNING DIVISION
SHORELINE MANAGEMENT ACT OF 1971

PERMIT FOR SHORELINE MANAGEMENT

EVALUATION FORM & DECISION

DATE OF PERMIT ISSUANCE: March 31, 2010
LAND USE ACTION FILE NO.: LUA09-145, ECF, SM, SMV, SMV
DATE RECEIVED November 2, 2009
DATE OF PUBLIC NOTICE: October 9, 2009
TYPE OF ACTION(S): ☒ Substantial Development Permit
☐ Conditional Use Permit
☒ Variance Permit

Pursuant to Chapter 90.58 RCW, the Hearing Examiner recommends that the City of Renton grant a Shoreline Substantial Development Permit and Shoreline Variances. This action is proposed on the following application:

PROJECT NAME: Odyssey Dock Replacement
PROJECT MANAGER: Gerald Wasser, Associate Planner
OWNER/APPLICANT: Charles Conner, 846 108th Avenue NE, Bellevue, WA 98004
CONTACT: Same as above.
PROJECT LOCATION: 3001 Mountain View Avenue N
LEGAL DESCRIPTION: See Attachment A
SEC-TWN-R: SE 1/4 Section 31, Township 24N, Range 5E
WITHIN THE SHORELINES OF: Lake Washington
APPLICABLE MASTER PROGRAM: City of Renton

PROPOSAL DESCRIPTION: The applicant requested Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit and two Shoreline Variances for the construction of a 166-foot long, fully grated dock with a 8-foot by 22-foot extension in association with an existing single family residence on the shore of Lake Washington, a Shoreline of the State. The project site is a 28,670 square foot lot in the Residential - 8

dwelling units per acre (R-8) zone. The proposed project encompassed the removal of an existing 100-foot long dock with solid decking which includes an 8-foot by 22-foot extension and forty-four 10.5-inch diameter wood and concrete pilings, extending or replacing two moorage pilings and relocating an existing freestanding boatlift. The new dock would be supported by twenty-six 4-inch to 12-inch diameter steel pilings installed using a barge-mounted vibratory pile driver. All materials, equipment and personnel would be transported to the project site by construction barge or truck. All in-water work would take place during the Washington State Department of Fish and Wildlife fish window, July 16 through December 31. The Shoreline Variances which were requested are from RMC 4-3-090L.12.e.ii for length of the dock (166-feet where 80-feet is permitted) and for the area of the dock extension (172 square feet where a maximum of 100 square feet in area is permitted). On January 19, 2010 the City of Renton Hearing Examiner issued the report and recommendation on this project which approved the Shoreline Variance for for the increased length of the dock and denied the Shoreline Variance for the increased area of the proposed dock extension. The applicant has since provided a revised site plan (Attachment B) which complies with the Hearing Examiner's decision and indicates that the proposed dock would be 166-feet in length with a dock extension of 99.75 square feet (7-feet, 10.5-inches by 12-feet, 8-inches).

The following section/page of the Master Program is applicable to the development:

<u>RMC Section</u>	<u>Description</u>	<u>Page</u>
4-3-090J	Urban Environment	3-25
4-3-090K	General Use Regulations for All Shoreline Uses	3-26
4-3-090L	Specific Use Regulations	3-27
4-3-090M	Variances and Conditional Uses	3-39
4-9-190I.1, 2, 3, 5	Variances and Conditional Uses	9-54

Development of this project shall be undertaken pursuant to the following terms and conditions:

1. The applicant shall comply with all construction conditions of State agencies.

This Permit is granted pursuant to the Shoreline Management Act of 1971 and pursuant to the following:

1. The issuance of a license under the Shoreline Management Act of 1971 shall not release the applicant from compliance with federal, state, and other permit requirements.
2. This permit may be rescinded pursuant to Section 14(7) of the Shoreline Management Act of 1971 in the event the permittee fails to comply with any condition(s) hereof.

3. Construction permits shall not be issued until twenty-one (21) days after approval by the Washington State Department of Ecology or until any review proceedings initiated within this twenty-one (21) day review period have been completed.

[Signature on file]

C. E. "Chip" Vincent, Planning Director
Planning Division

Date

APPEALS: Appeals of Shoreline Substantial Development Permit issuance must be made directly to the Shorelines Hearings Board. Appeals are made by filing a request in writing within the twenty-one (21) days of receipt of the final order and concurrently filing copies of such request with the Washington State Department of Ecology and the Attorney General's office as provided in section 18(1) of the Shorelines Management Act of 1971. All copies of appeal notices shall also be filed with the City of Renton Planning Division and the City Clerk's office.

EXPIRATION: Unless a different time period is specified in the shoreline permit as authorized by RCW 90.58.143 and subsection J1 of RMC 4-9-190, construction activities, or a use or activity, for which a permit has been granted pursuant to this Master Program must be commenced within two (2) years of the effective date of a shoreline permit, or the shoreline permit shall terminate, and a new permit shall be necessary. However, the Planning Division may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed with the Planning Division before the expiration date, and notice of the proposed extension is given to parties of record and the Washington State Department of Ecology. **DEFINITION OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES:** the construction applications must be submitted, permits must be issued, and foundation inspections must be completed before the end of the two (2) year period.

Attachments:

- A. Legal Description
- B. Proposed New Dock/Pilings

cc: Attorney General's Office
Owner/Applicant – Charles Conner
City of Renton Official File